099.0	0003	0009.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	873,000 /	873,000
					USE VALUE:	873,000 /	873,000
					ASSESSED:	873,000 /	873,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
259		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLSEN BRADLEY D
Owner 2:	OLSEN KAITLIN ANNE
Owner 3:	
Street 1:	259 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GIURLEO VIRGINIA/ELLEN M -
Owner 2:	SAMUELS KIMBERLY A -
Street 1:	259 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,133 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1968, having primarily Wood Shingle Exterior and 2686 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9133.000	483,200	1,200	388,600	873,000
Total Card	0.210	483,200	1,200	388,600	873,000
Total Parcel	0.210	483,200	1,200	388,600	873,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 325.02 | /Parcel: 325.0

Legal Description

User Acct 64511

GIS Ref

GIS Ref

Insp Date 10/04/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 099.0-0003-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	483,200	1200	9,133.	388,600	873,000	873,000	Year End Roll	12/18/2019
2019	101	FV	354,500	1300	9,133.	388,600	744,400	744,400	Year End Roll	1/3/2019
2018	101	FV	354,500	1300	9,133.	333,100	688,900	688,900	Year End Roll	12/20/2017
2017	101	FV	354,500	1300	9,133.	310,900	666,700	666,700	Year End Roll	1/3/2017
2016	101	FV	354,500	1300	9,133.	266,500	622,300	622,300	Year End	1/4/2016
2015	101	FV	346,100	1300	9,133.	238,700	586,100	586,100	Year End Roll	12/11/2014
2014	101	FV	346,100	1300	9,133.	221,000	568,400	568,400	Year End Roll	12/16/2013
2013	101	FV	346,100	1300	9,133.	210,700	558,100	558,100		12/13/2012

!8028!

PRINT

Date	Time
12/10/20	22:37:10

LAST REV

Date	Time
01/23/19	15:35:46

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8028

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIURLEO VIRGINI	53892-96		11/24/2009		565,000	No	No		
GIURLEO VIRGINI	47428-172		5/11/2006	Family	1	No	No		
	11381-520		8/10/1967			No	No		N

USER DEFINED

Prior Id # 1:	64511
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2010	338	Manual	4,925					KITCHEN DOOR OPENI

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	BS	Barbara S
6/12/2009	Measured	189	PATRIOT
1/28/2009	Meas/Inspect	372	PATRIOT
10/30/2000	Hearing N/C	201	PATRIOT
3/4/2000	Inspected	197	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999		256	PATRIOT
9/7/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9133		Sq. Ft.	Site		0	70.	0.61	4			Topo	-20					388,634						388,600	

Total AC/HA: 0.20966 | Total SF/SM: 9133 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 388,634 | Spl Credit | Total: 388,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.08442283
Const Adj.:	0.99694127
Adj $ / SQ:	145.949
Other Features:	111942
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	593556
Depreciation:	110401
Depreciated Total:	483155

COMMENTS

OF=LAUNDRY SINK & OTHER SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

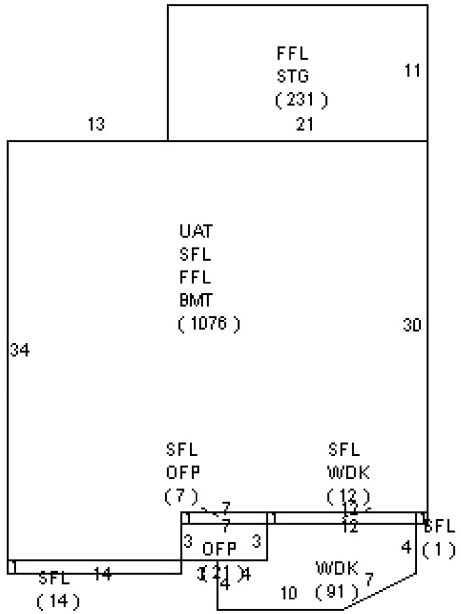
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	160.54
Special Features:	0	Val/Su Net:	117.17
Final Total:	483200	Val/Su SzAd	199.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,307	145.950	190,756
SFL	Second Floor	1,110	145.950	162,004
BMT	Basement	1,076	50.900	54,768
UAT	Upper Attic	269	58.380	15,704
STG	Storage	231	6.840	1,581
WDK	Deck	103	15.660	1,613
OFP	Open Porch	28	43.870	1,228
	Net Sketched Area:	4,124	Total:	427,654
Size Ad	2417	Gross Are	4931	FinArea 2686

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0003-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X18	A	AV	1994	0.00	T	20	101						
19	Patio	D	Y	1	34X18	A	AV	1982	2.86	T	29.6	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200